

# OFFICE/MEDICAL SPACE FOR LEASE



*First time ever available for lease*

OFFICE/MEDICAL SPACE

110 W. Cliff Drive  
Spokane, Washington 99204

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**KIEMLE  
HAGOOD**

# OVERVIEW & LOCATION

110 W. Cliff Drive  
Spokane, Washington 99204

OFFICE/MEDICAL SPACE  
**FOR LEASE**

## PROPERTY OVERVIEW

Parcel Number	35194.2129
Total Building Size	±70,274 SF
Total Site	±134,329 SF (±3.08 ac)
Year Built	1970 / 2001

## LEASE DETAILS

Total Space Available	±20,788 SF (Suites 410, 420, 430)
Lease Rate	Contact Listing Brokers
NNN Expenses	Contact Listing Brokers



VIEW  
LOCATION



# AVAILABLE SPACE

110 W. Cliff Drive  
Spokane, Washington 99204

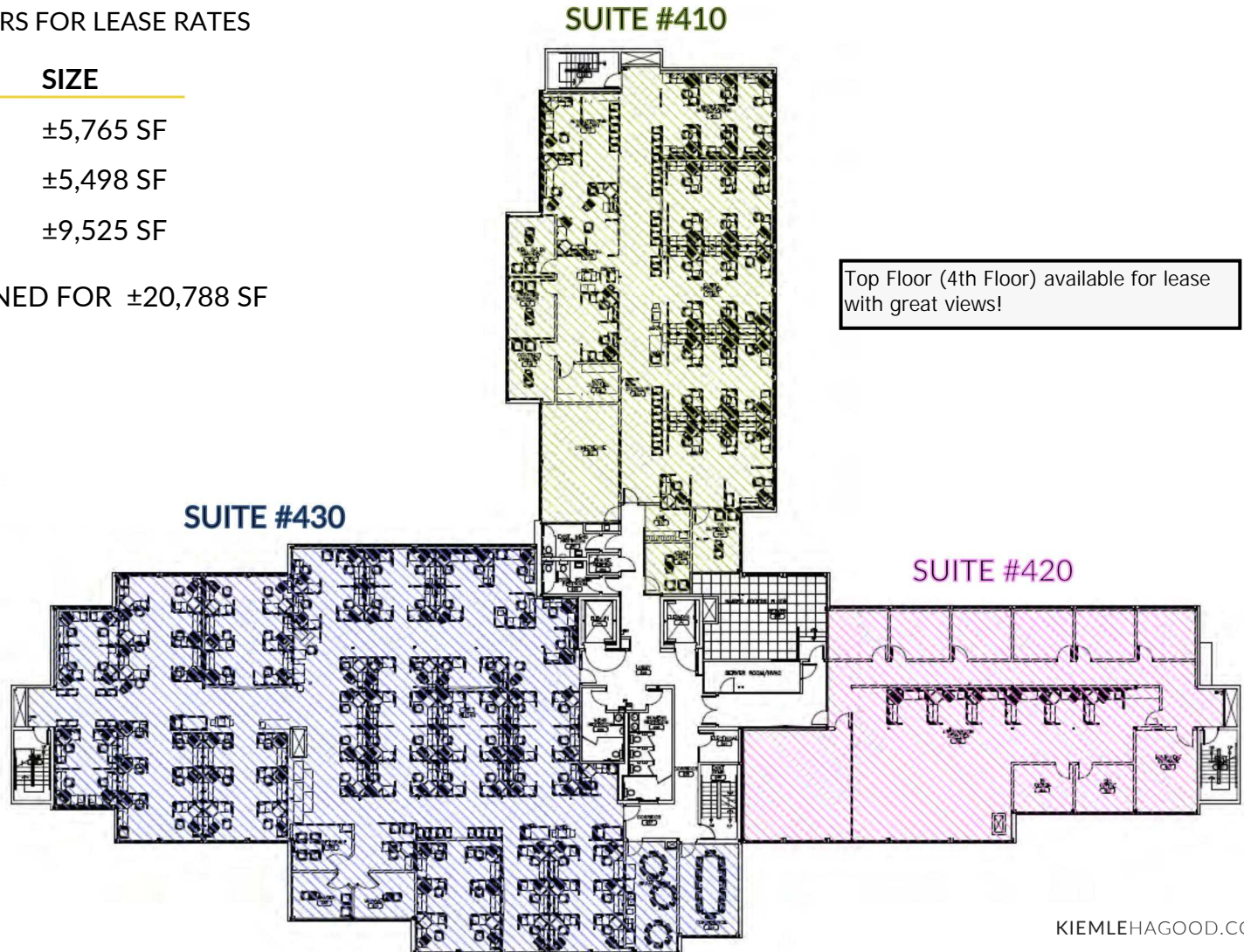
OFFICE/MEDICAL SPACE  
FOR LEASE

**4TH FLOOR**

CONTACT LISTING BROKERS FOR LEASE RATES

<u>SUITE #</u>	<u>SIZE</u>
SUITE 410	±5,765 SF
SUITE 420	±5,498 SF
SUITE 430	±9,525 SF

\*SUITES CAN BE COMBINED FOR ±20,788 SF



# EXTERIOR COLORS UNDER CONSIDERATION

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The ownership is working with its architect/designer to select new exterior paint colors. Painting of the building is slated to commence spring of 2025.



# BUILDING SIGNAGE OPPORTUNITIES

110 W. Cliff Drive  
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**4TH FLOOR**

Building signage is available for select tenants depending on lease term, size, and location within the building.



## THE AREA

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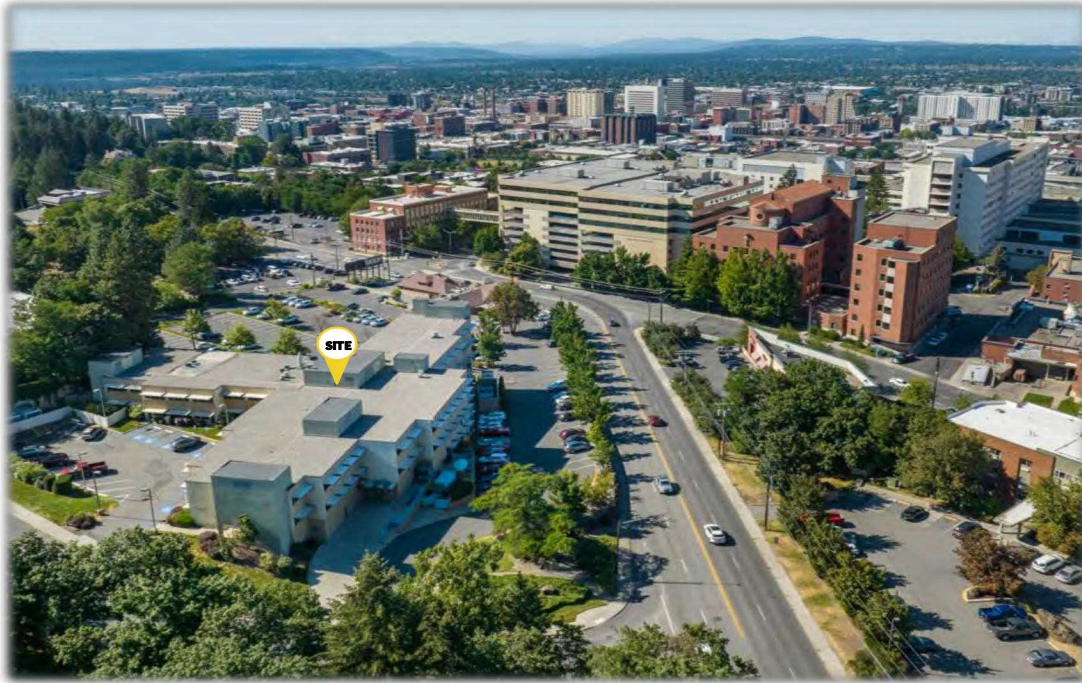
OFFICE/MEDICAL OFFICE  
**FOR LEASE**

**110 W. Cliff Dr** has convenient access to Hwy 395 and I-90 and ample parking for clients and patients. The property is located across the street from Providence Sacred Heart Medical Center and Children's Hospital, the largest advanced care medical facility between Seattle and Minneapolis.



# OFFICE/MEDICAL BUILDING SPACE FOR LEASE

110 W. Cliff Drive  
Spokane, Washington 99204



For more information on this opportunity:

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